

Single Family Residence **RESIDENTIAL**

## 2490 MAD RIVER RD

MAD RIVER, CA 95552

**\$175,361** TopHap Estimate · confidence 74 · as of Jul 14, 2026



**17.1 ac**  
LOT SIZE

### VALUATION

**\$175K**

\$130K low

\$221K high

Est. Owner Equity

**\$151,361**

Loan-to-Value

**14%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$1,689 (2025) |
| Assessed Value    | \$163,019      |
| Previous Assessed | \$159,823      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | TRINITY                 |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|----------|--------------------|-------|
| Jan 23, 2023 | Financing | Intrafamily Transfer |          |                    |       |
| Jan 14, 2000 | Resale    | Grant Deed           | \$55,000 |                    | \$24K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Van Duzen Elementary School  | Elementary | KG–8   | 4.0 mi   |
| Southern Trinity High School | High       | 9–12   | 4.0 mi   |

District: Southern Trinity Joint Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 95552**

|                           |                            |                            |                                    |                         |                        |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>132</b><br>CRIME INDEX | <b>94</b><br>AIR POLLUTION | <b>1,159</b><br>POPULATION | <b>\$26K</b><br>MEDIAN IN-<br>COME | <b>52°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|